



Weather Craft®

WEATHERCRAFT LANDMARK LIMITED

4B 2H K

ULTRALUXE APARTMENTS

@ Iskcon-Ambli Road

Last R2 zone plot adjoining Rambaug Bungalows.

A rare combination of

24

exclusive, contemporary residences
crafted with detail and delivered
with utmost refinement,
soaring tall at Ahmedabad's
most coveted location.





1 Tower

13 Floors

22 Apartments

2 Duplex Penthouses

2 Apartments per floor

7500+ Sq. Ft. of Recreational Space

4B2HK

Four Bedrooms and separate drawing & living areas

10.5

Feet floor to floor height in each apartment

Flat slab "Beamless" apartments for a seamless open layout

"THE LAST OF R2 ZONE"

Three side open views of R3 zone where no high rise construction is permissible. Great expansive views from each balcony.

Two huge balconies per apartment (18 feet and 13 feet wide) facing open R3 zone land for great wind flow, unobstructive views, privacy & great leisure time.

Servant room & attached bathroom with each apartment.

Two grand entrance foyers, one for each wing.

A grand private foyer for each apartment.

Less than 3 minutes from Jain Derasar.

4 allotted car parks per apartment.

6 allotted car parks for each duplex penthouse.

1 electric vehicle (EV) charging point per apartment.

Entire ground floor is **vehicle free zone**

Two private elevators with keycard / biometric access opening in your private foyer & one service elevator for staff and other services.

Sensitively designed wheelchair accessible premises.

Customization of apartments available during construction for all early birds.

Common Amenities

Swimming Pool

A temperature controlled indoor swimming facing our garden area for an all-weather use and added level of privacy, with its own changing and shower bathroom.

Banquet Hall

A banquet hall with connected pantry area / service kitchen to celebrate the special occasions in life. The banquet opens up in the large garden within the property to provide a larger area for bigger gatherings.

Mini theatre

A common mini theatre for watching movies, OTT and sporting events with a high-end Dolby Atmos sound system.

Gymnasium

A fully equipped, state-of-the-art gymnasium for a healthy lifestyle.

Library

A fully stocked library for some peace and quite time with arrangements for children to have their tuition classes in them, equipped with CCTV cameras.

Landscaped Garden

Approximately 650 square yards of open landscaped area with soft and hardscaping behind the tower for some quite & peaceful time amidst nature.

Children's play area

A corner of the garden area is reserved for children to have their play-time, equipped with swings and slides.

Sit-out areas

A sit-out area for all ages to enjoy the peace and quite of the landscaped garden area.

Indoor Games

An indoor gaming room with gaming equipment and set-ups.

Swing plaza

A swing plaza for residents of all ages to enjoy in the landscaped garden.

Amidst Luxury. Connected. Yet peaceful.

Located in a quiet, luxurious residential neighbourhood of Spring Valley bungalows & Rambaugh bungalows, right in the midst of the luxury hub of Ahmedabad, our Residences combine the perks of independent living and the safety and convenience of an exclusive urban community living.

Surrounded by a R3 zone land and low-rise luxury bungalows.



Your home is the result of well-thought features. A number of architectural and engineering features make it a home that will be admired by generations.

1. Post-tensioned Flat Slab Structure

Flat Slab is a R.C.C. slab supported directly by columns without the use of beams. Post-tensioned slabs use high-strength tensioned steel strands to compress the slabs, keeping the majority of the concrete in compression. There are numerous advantages of having such a “beamless” structure:

- It allows a higher degree of customization and changes to the size of the room layout.
- The basic purpose of a false ceiling is to hide the beams in the room. Flat slab allows the choice of omitting false ceiling or creating a minimal depth false ceiling.
- It provides an ease of installation of Mechanical & Electrical pipes through different rooms.

3. Coveted Location

The project is located in the heart of the luxury hub of Ahmedabad at Iskcon-Ambli road and enjoys a convenient connectivity to both Iskcon-Ambli and Karnavati club roads. It is the last high-rise in the R2 zone, and is surrounded by R3 zone land.

R3 zone land has a permissible floor space index of only 0.3 and a permissible height of only Ground + 1 floor structure, making it suitable only for bungalows.

2. Designed with sensitivity

The entire premises is wheelchair accessible, including the basement and elevators. Both the elevators run from the basement to the terrace area.

As the world moves towards greener alternatives and recycling, we've designed your home to be future-ready. There are four reserved car parks with one electric vehicle (EV) charging point per apartment.

4. The View

The project enjoys unobstructed, expansive views from each balcony and drawing rooms. The R3 zone restricts the height of the neighbouring buildings, giving us exclusive open views.

Features of a well-designed apartment

“ For those who have an unfettered aspiration ”

Structure - RCC frame structure

Electrification - Concealed fire resistant copper wiring (finolex or equivalent) with modular switches, and provisions for TV points, Telephone points, LAN connections and USB charging points.

Kitchen - Granite platform and dado with SS sink

Doors - 8 feet high Flush doors

Bathroom fittings - high quality CP fittings (Grohe/Hansgrohe or equivalent) and high-end ceramics (Duravit/Toto or equivalent)

Wash Area - Anti Skid flooring and 3 feet dado with provisions for heat pumps, washing machines, dryers and dishwashers.

Air conditioning - VRV outdoor system (Mitsubishi/Daikin/Toshiba or equivalent)

Flooring

- Italian marble flooring in drawing, living, dining and common passages of each apartment.
- Wooden flooring in master bedroom
- High end vitrified tiles in all other bedrooms
- Anti-skid tiles/granite in balcony
- Bathrooms with high-end vitrified tiles and dado up to 8 feet height.

Windows - Specially designed heavy aluminum / UPVC windows with toughened glass for safety, noise cancellation & climate control

External walls - Textured exterior paint/texture/cladding as per facade design

Internal walls - Smooth POP punning finish

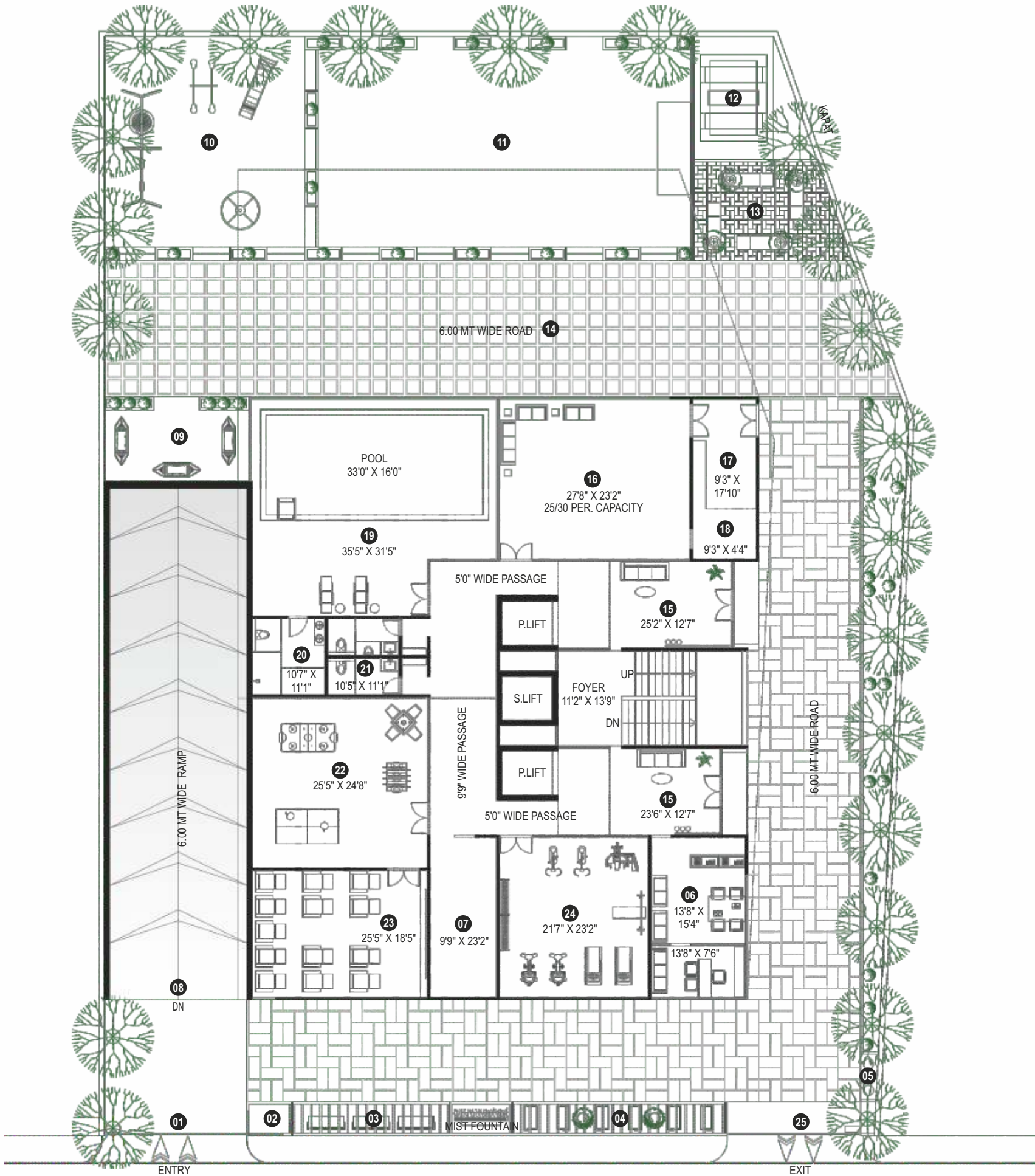
Waterproofing - Three level waterproofing of all bathrooms, wash areas and terrace.

Security - Access card controlled private elevators, 24x7 CCTV surveillance and security personnel.

AMENITIES

- 1. RESIDENTIAL ENTRY
- 2. SECURITY CABIN
- 3. PICK UP / DROP OFF ZONE
- 4. SENIOR CITIZEN SIT OUTS
- 5. GARBAGE COLLECTION AREA
- 6. SOCIETY OFFICE / LIBRARY
- 7. METER ROOM
- 8. RESIDENTIAL BASEMENT ENTRY/EXIT RAMP
- 9. SWING PLAZA
- 10. CHILDREN'S PLAY AREA
- 11. EVENT LAWN
- 12. ELECTRIC SUB-STATION
- 13. SIT OUTS
- 14. JOGGING TRACK
- 15. ENTRANCE FOYER
- 16. BANQUET HALL
- 17. SERVICE KITCHEN
- 18. SOCIETY STORE
- 19. SWIMMING POOL
- 20. SHOWER / CHANGING ROOM
- 21. GENERAL TOILET
- 22. INDOOR GAME ZONE
- 23. HOME THEATRE
- 24. GYMNASIUM
- 25. RESIDENTIAL EXIT

GROUND FLOOR PLAN



18.00 MT. WIDE T.P.S ROAD

TYPICAL FLOOR PLAN



12TH FLOOR PLAN



13TH FLOOR PLAN





UNIT A



4B 2H K

ULTRALUXE APARTMENTS

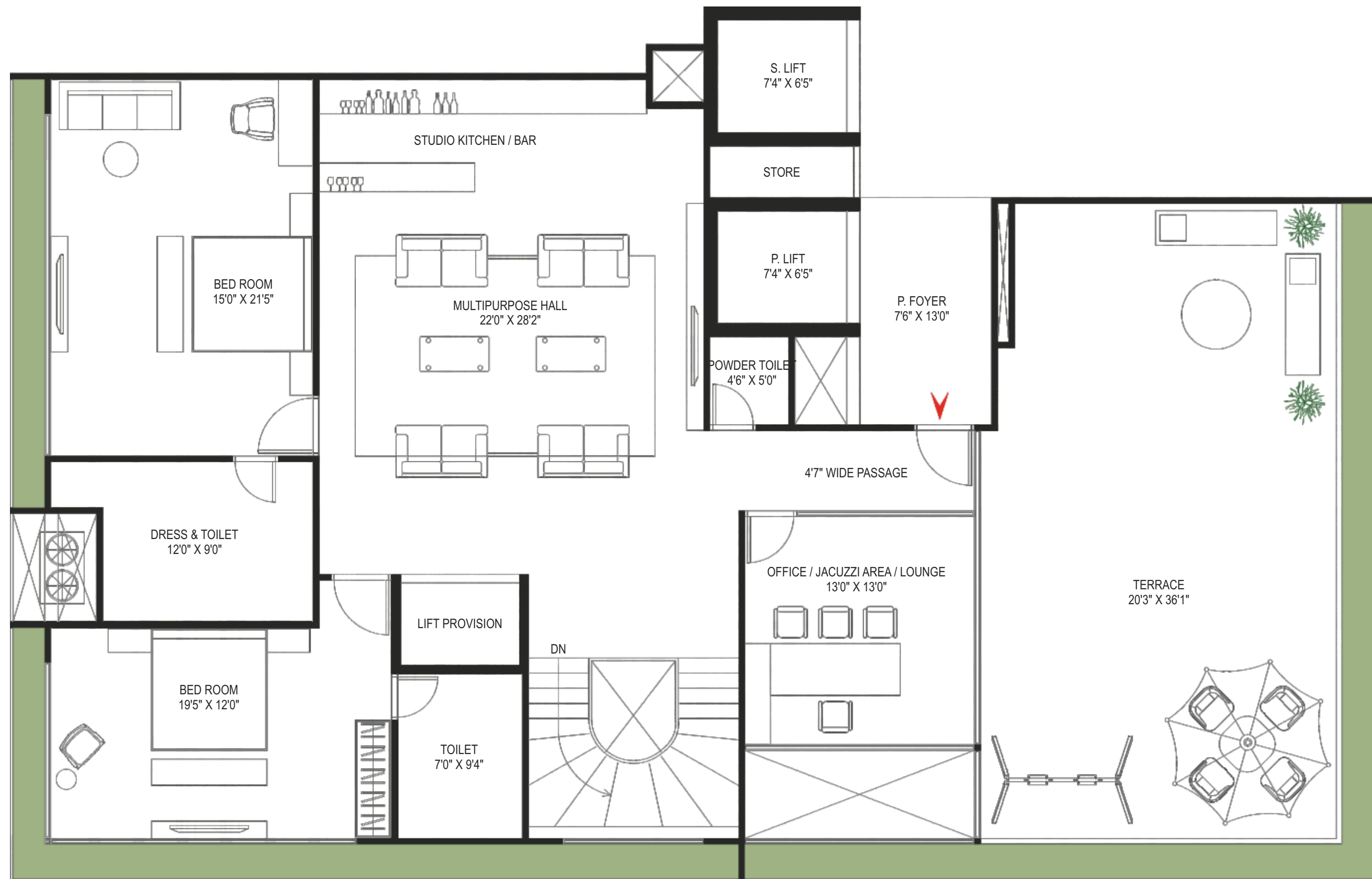


UNIT A PENTHOUSE LOWER LEVEL



6B 3H 2K

ULTRALUXE APARTMENTS

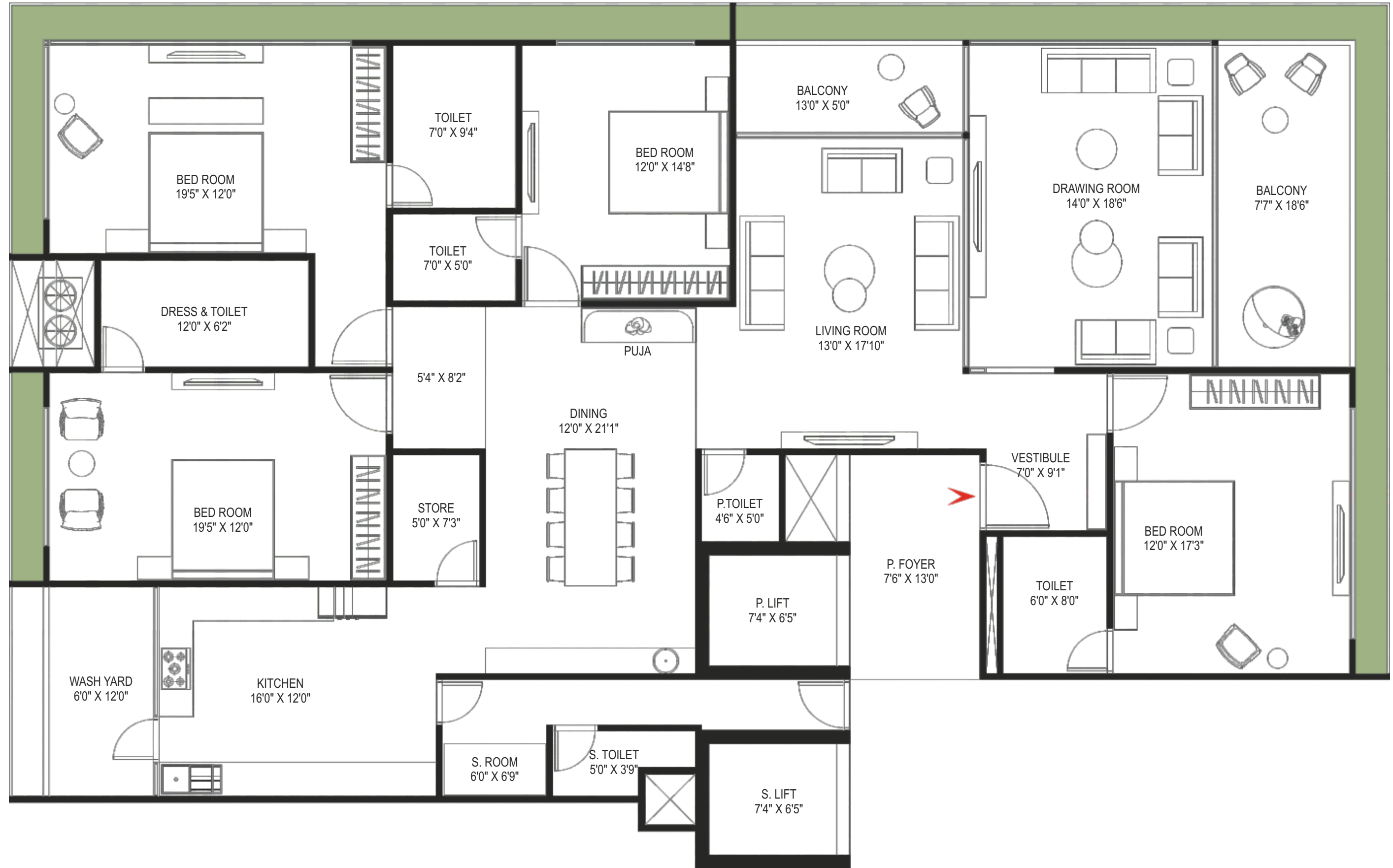


UNIT A PENTHOUSE UPPER LEVEL



6B 3H 2K

ULTRALUXE APARTMENTS

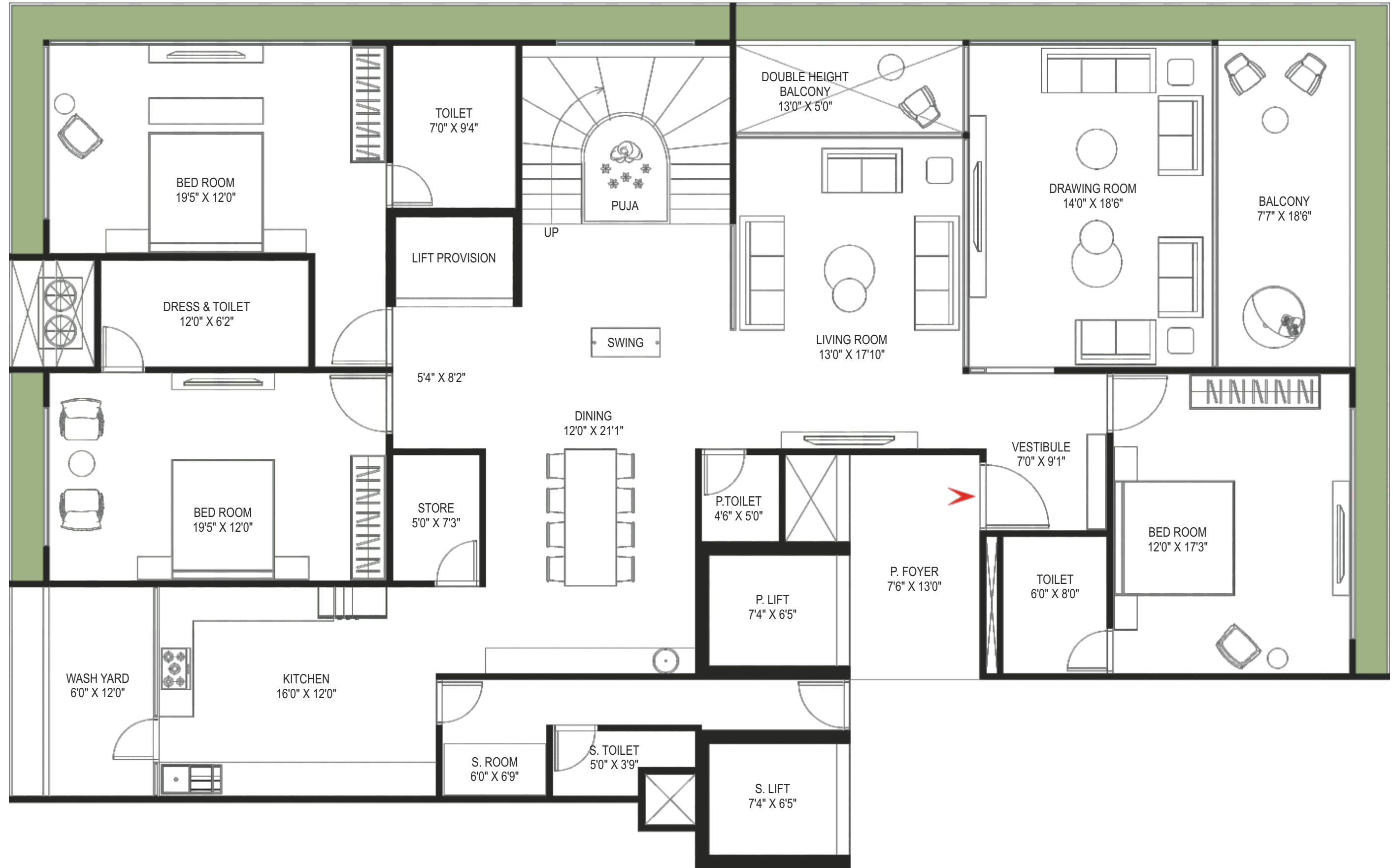


UNIT B



4B 2H K

ULTRALUXE APARTMENTS

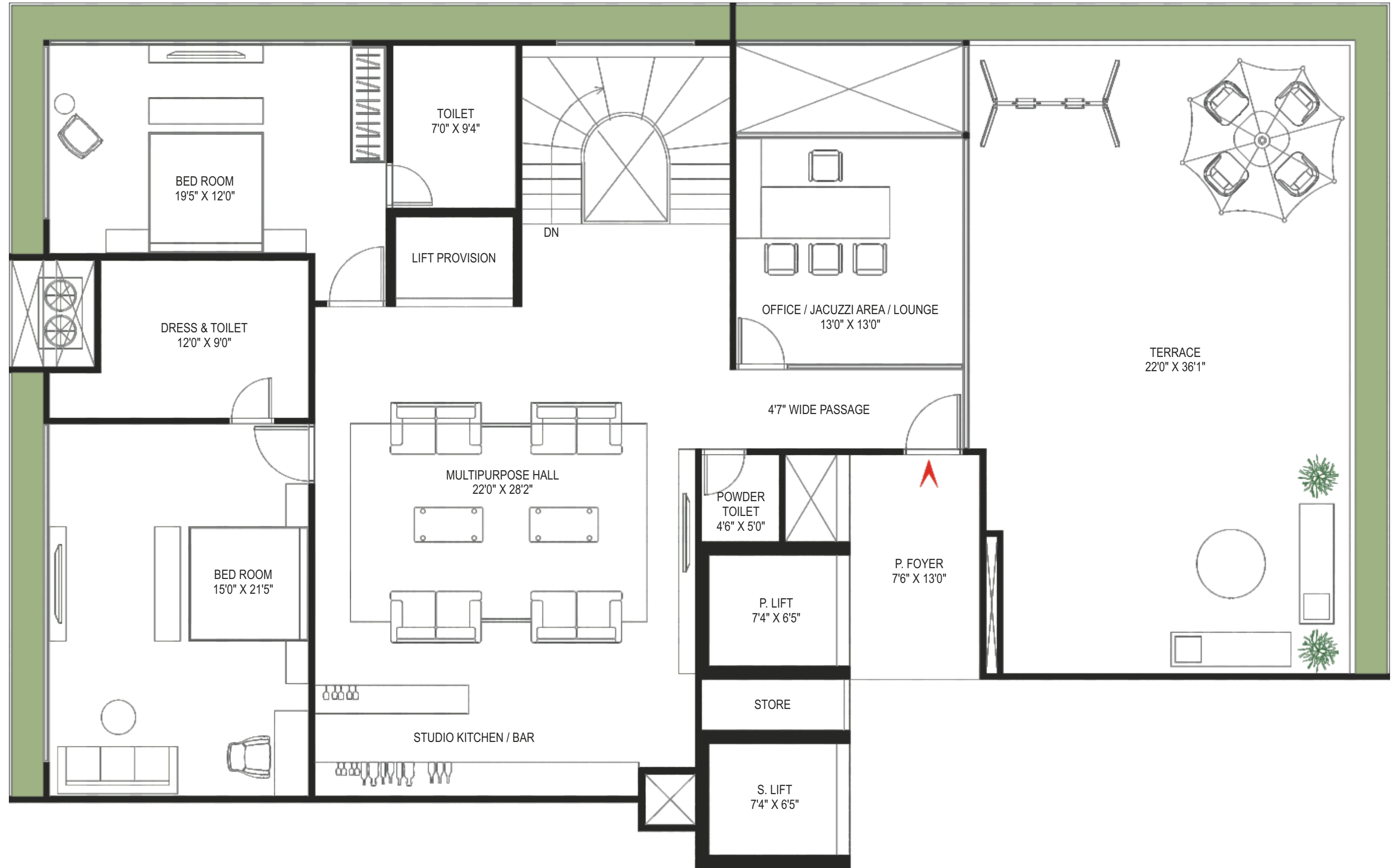


UNIT B PENTHOUSE LOWER LEVEL



6B 3H 2K

ULTRALUXE APARTMENTS



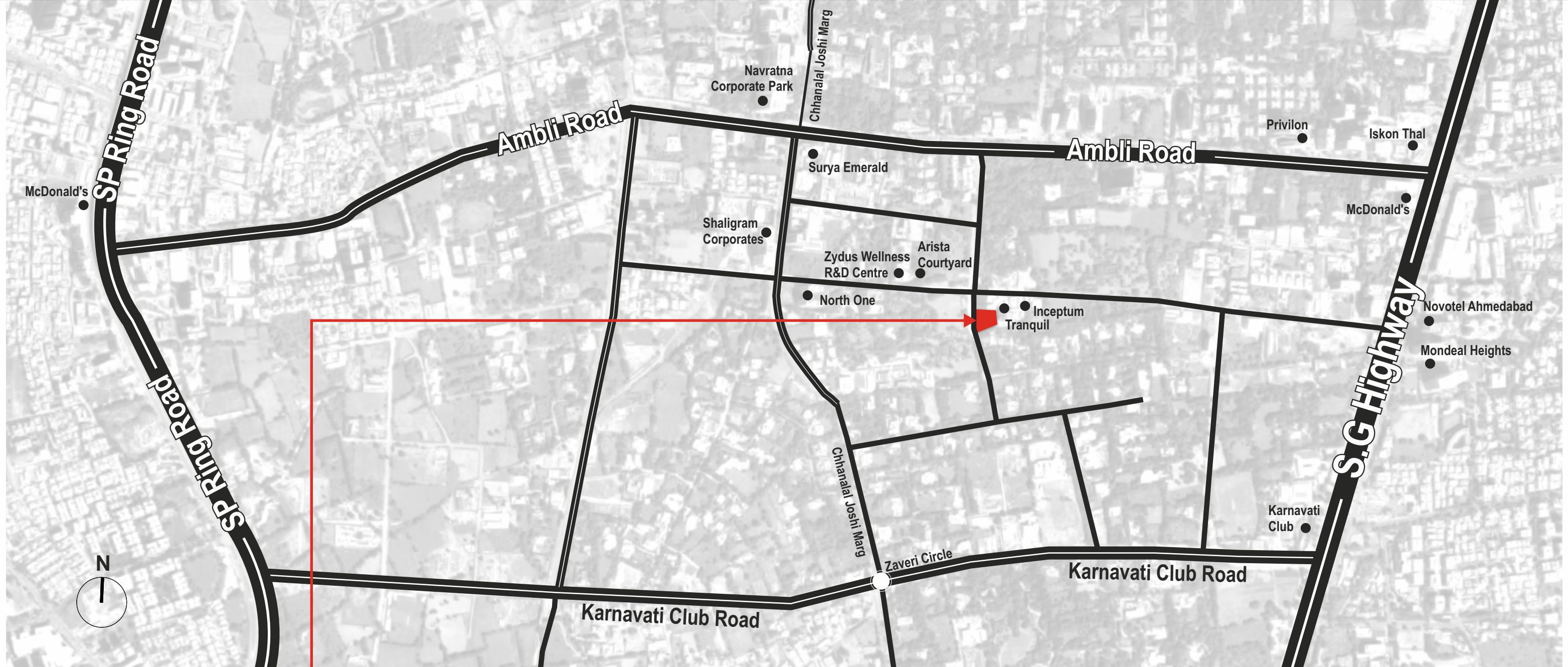
UNIT B PENTHOUSE UPPER LEVEL



6B 3H 2K

ULTRALUXE APARTMENTS

APARTMENT NUMBER	SUPER BUILT-UP AREA (SQ. FT.)	PRIVATE TERRACE CARPET AREA (SQ. FT.)
1ST TO 11TH FLOOR (TYPICAL FLOORS)		
101 TO 1101 (ROAD VIEW) 102 TO 1102 (GARDEN VIEW)	5206.09 5315.69	- -
DUPLEX PENTHOUSES (12TH AND 13TH FLOORS)		
1201 (ROAD VIEW) 1202 (GARDEN VIEW)	9068.06 9287.25	706.22 765.42



Proposed Upcoming Project

Site Address

Common wall to Rambaugh Bungalows,
Opp. Planet Landmark Hotel, Iskcon-Ambli Road,
Off S. G. Highway, Ambli, Ahmedabad - 380058

CONTACT **99 25 25 5678**

Developed by

Weather Craft[®]
LANDMARK LIMITED